

## \$489,000 - 44 Grandin Road, St. Albert

MLS® #E4446056

**\$489,000**

4 Bedroom, 2.00 Bathroom, 1,049 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Charming bungalow in one of St. Albert's most sought-after mature neighborhoods! This beautifully maintained home offers nearly 2,000 sq ft of total living space, featuring a gorgeous, spacious layout with updated shingles, new water tank, and a recently built garage. Enjoy the outdoors in your enormous backyard, perfect for entertaining or relaxing in privacy. The separate side entrance leads to a fully finished basement with a second kitchen, bedroom, and bathroom—ideal for an in-law suite, guests, or future rental potential. Bright main floor with large windows, open living/dining area, and well-kept finishes throughout. Located on a quiet, tree-lined street close to schools, parks, and amenities. A rare opportunity to own a turnkey home with space, upgrades, and a home in a premium location!

Built in 1961

### Essential Information

MLS® #	E4446056
Price	\$489,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.00



Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	44 Grandin Road
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0S2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	7
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 11th, 2025 at 6:17pm MDT